## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION AUGUST 20, 2024 AGENDA

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development Devine PD-C, located at 9814 Davmar Drive (Z-10001-A).	<b>√Ordinance</b> Resolution	
Submitted By:		
Planning & Development Department		Emily Cox Acting City Manager
SYNOPSIS	The applicant is requesting that the 0.69-acre property, located at 9814 Davmar Drive, be rezoned from R-2 Single-Family District, to PD-C, Planned Development – Commercial, to recognize the current and historic use of the property, with C-4 permitted uses as alternate uses.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.	
BACKGROUND	The applicant is requesting to rezone a nonconforming property, as required by code, to a PD-C to recognize the current and historic use of the property, with C-4 permitted uses as alternate/future uses. The applicant is not requesting any changes to the property. All buildings, parking lots, and driveways will remain the same.	
	The property is currently zoned R-2 but has been used as automative repair and storage business. The property contains an existing 5,250 square foot one-story Office	

dead-end road off Mabelvale Pike.

Building/Storage Warehouse, which was constructed in 1978. This general area south of I-30 contains a mixture of uses and zoning, including C-3, C-4, I-2 and R-2. Davmar Drive is a

## BACKGROUND CONTINUED

Any dumpster installed at the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties and must comply with Section 36-55 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.